

LEGAL DESCRIPTION

A PARCEL OF LAND Lying AND BEING IN THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 43S, RANGE 42E, EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 25, THENCE NORTH 88°50'51" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 132.80 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF QUAIL WOODS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGE 49, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID SOUTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF A 40 FOOT RIGHT-OF-WAY AS RECORDED IN ROAD BOOK 4, PAGE 52, SAID PUBLIC RECORDS; THENCE NORTH 01°29'32" EAST, DEPARTING THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25, AND ALONG THE WEST LINE OF THE FOREMENTIONED PLAT OF QUAIL WOODS, A DISTANCE OF 20.00 FEET FOR A POINT OF BEGINNING.

THENCE NORTH 01°29'32" EAST, CONTINUING ALONG THE WEST LINE OF SAID PLAT OF QUAIL WOODS, A DISTANCE OF 308.18 FEET; THENCE NORTH 88°54'47" WEST, DEPARTING THE WEST LINE OF SAID PLAT OF QUAIL WOODS, AND ALONG THE NORTH LINE OF THE SOUTHWEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25 AND ITS EASTERLY PROLONGATION, A DISTANCE OF 693.11 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE SOUTH 01°27'28" WEST, ALONG THE WEST LINE OF THE SOUTHWEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 336.39 FEET TO THE INTERSECTION THEREOF WITH THE FOREMENTIONED SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE SOUTH 88°50'51" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 693.20 FEET TO THE SOUTHWEST CORNER OF SAID 40 FOOT RIGHT-OF-WAY; THENCE NORTH 01°29'32" EAST, DEPARTING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID 40 FOOT RIGHT-OF-WAY, A DISTANCE OF 28.00 FEET; THENCE SOUTH 88°50'51" EAST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 5.33 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

SURVEYOR'S NOTE:
THE SURVEY AS SHOWN HEREON IS BASED ON CHICAGO TRILE INSURANCE, COMMITMENT NO. 86-886, EFFECTIVE DATE NOVEMBER 14, 1995 AT 8:00 A.M.

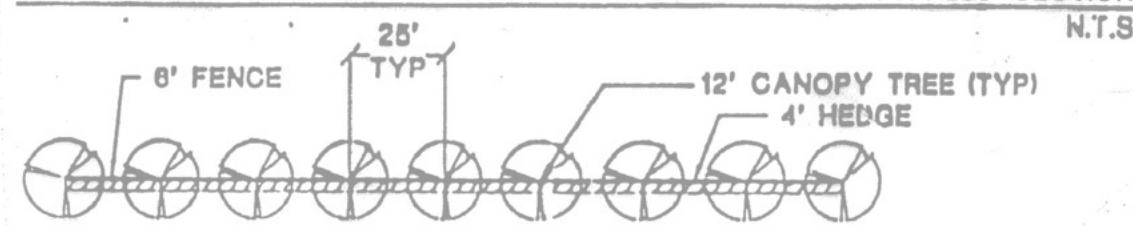
LOCATION MAP



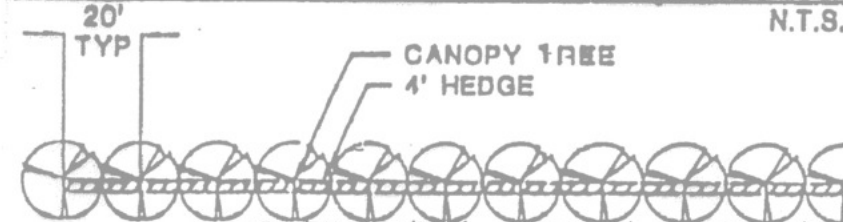
Parcel D/Phase II

TYPICAL BUFFERS

SOUTH PROP. LINE BUFFER TYP. 200' SECTION



TYPE 'C' BUFFER TYP. 200' SECTION



DEVELOPMENT TEAM

DEVELOPER
Quail Woods Associates, LTD.
4152 W. Blue Heron Blvd., Ste. 116
Riviera Beach, FL 33404
Phone (407) 845-8191

ARCHITECT
The Benedict Group
401 Fairway Drive, Ste. 102
Deerfield Beach, FL 33441
Phone (354) 510-9500

SURVEYOR
Bench Mark Land Surveying
4152 W. Blue Heron Blvd., Ste. 121
Riviera Beach, FL 33404
Phone (305) 848-2102

ENGINEER
Schaeffer-Fagan Engineers
4152 W. Blue Heron Blvd.
Riviera Beach, FL 33404
Phone (407) 848-1223

IRRIGATION CHART

WATER CONSERVATION POINT TABLE		
TECHNIQUE/DESIGN FEATURE (1/3.6 U.D.C.)	PROVIDED	POINTS
MOISTURE SENSING CONTROLLER (OTHER THAN HANDHELD)		
DRIP/TRICKLE/MICRO IRRIGATION SYSTEM		
IRRIGATION QUALITY EFFICIENT IRRIGATION		
FLORIDA NATIVE LANDSCAPE	9%	30
REQUIRED TREES-VERY DROUGHT TOLERANT		
EXTRA SHADE TREES		
SOIL/TURF ALTERNATIVE		
REQUIRED SHRUBS-VERY DROUGHT TOLERANT		
TOTAL POINTS		(30 Plus Min)

LANDSCAPE DATA CHART

RESIDENTIAL LANDSCAPE REQUIREMENTS			
CATEGORY	REQUIREMENT	REQUIRED	PROVIDED
INTERNAL TREES (MIN 50% NATIVE)	1 PER 500 SF	141 Trees	141 Trees
STREET TREES	1 PER 50 LF	N/A	N/A
BUFFERS - TREES	1 PER 25 LF	14 Trees	14 Trees
BUFFERS - SHRUBS	24' O.C.	68 Shrubs	68 Shrubs
TOTAL TREES		221 Trees	221 Trees

EXISTING VEGETATION TO BE PRESERVED AND UTILIZED TOWARD LANDSCAPE REQUIREMENTS.

SITE DATA

SECTION 25 TOWNSHIP 43S RANGE 42E
TOTAL ACRES 5.33 AC.
TOTAL DWELLING UNITS 72 DU.
WCRA BONUS UNITS 32 DU.
DENSITY (VDB) 13.51 DU/AC.
HOUSING TYPE MULTI-FAMILY
HOUSING CLASSIFICATION ATTACHED
PETITION # 85-86 (B)
EXISTING ZONING RH/SE
LANDUSE CATEGORY HR/B
MAX. BLDG HEIGHT (3-STORIES PER COND. D.I.) 35'
DEVELOPABLE AREA 121 AC.
IMPERVIOUS AREA (0.75 Ac. = Building, 139 Ac. = Parking) 214 AC.
REQUIRED REC. AREA (72 DU x 0.006 = 0.43) 0.43 AC.
PROPOSED REC./OPEN AREA 0.19 AC.
RETENTION/LITTORAL AREA 0.68 AC.
EASEMENTS & BUFFERS 121 AC.
PARKING REQ. (725 SF/UNIT) 162 SP.
HANDICAP REQ. 6 SP.
HANDICAP PROP. 6 SP.

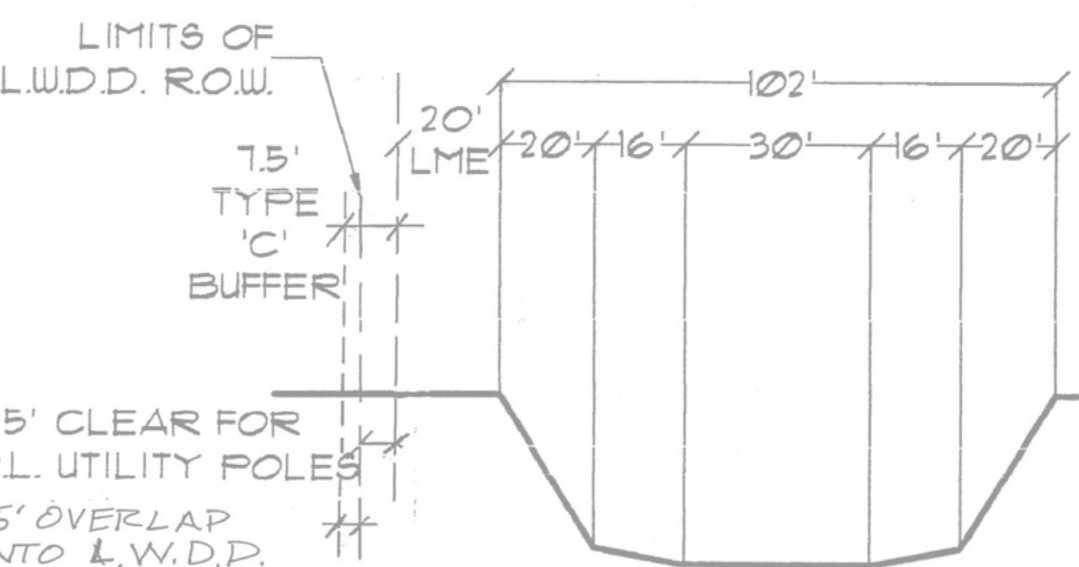
NOTES

- ROW = RIGHT OF WAY.
- LME = LAKE MAINTENANCE EASEMENT.
- DE = DRAINAGE EASEMENT.
- UE = UTILITY EASEMENT.
- OVERHANGS DO NOT ENCRUCH INTO DRAINAGE EASEMENTS.
- SAFE SIGHT LINES 25' (CHAMFER).
- ALL INTERSECTIONS 90 DEGREES UNLESS NOTED.
- MAXIMUM BUILDING HEIGHT 35' (LIMIT 3-STORIES PER COND. D.I.)
- MAXIMUM BUILDING COVERAGE 35%, PROPOSED IS 15%.
- SOILS WITHIN THE DEVELOPMENT ARE SUITABLE FOR THE TYPE OF MULTI-FAMILY DEVELOPMENT PROPOSED.
- UTILITIES ARE PRESENTLY AVAILABLE TO THE DEVELOPMENT.
- LAKE MAINTENANCE EASEMENTS TO BE DEDICATED TRACTS.
- ONE TRASH COMPACTOR TO SERVE ENTIRE PUD PROVIDED AT ENTRANCE OF DEVELOPMENT.
- 36 THREE BEDROOM UNITS & 36 FOUR BEDROOM UNITS.
- THE TOTAL RECREATION AREA FOR THE ENTIRE PUD (BASED ON 290 UNITS x 0.006 = 1.74 AC.) IS PROVIDED IN PHASE I OF THE PUD. SEE RECORDED PLAT: PLAT BOOK 75 PAGES 49-54.
- PARKING TOTAL REQUIRED IS FOR PHASE II ONLY.

MULTI-FAMILY SETBACKS

- FRONT = 25'
- SIDE INTERIOR = 15'
- SIDE STREET = 25'
- REAR = 12'

LAKE CROSS SECTION



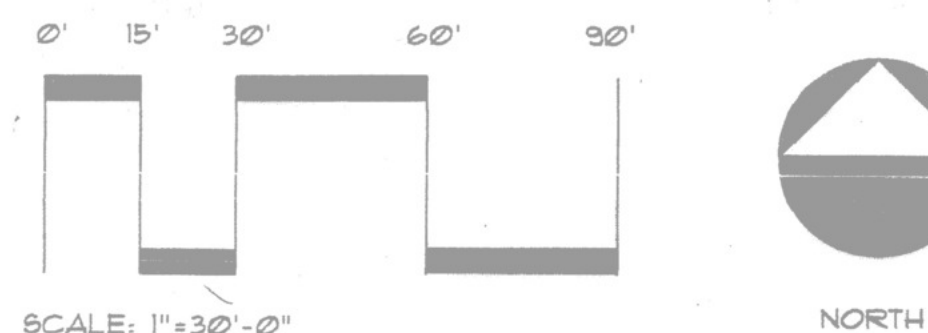
LIVE OAK PUD
PHASE I
RH/SE
HR/8(D)

CONDITION OF APPROVAL:
Prior to the issuance of a paving grading drainage or similar land development permit, and prior to the relocation of the existing compactor, the owner shall amend Declaration and Agreement of Cross Easement (ORB 8749 PG 418) to include cross parking. (BLDG PERMIT: BLDG - COUNTY ATTORNEY/ZONING)

ZAR 2013-1278 10/18/13 SM
ZZR 2014-0772 5/16/14 IS/SM
ZZR 2014-1228 7/8/14 SM

PROJECT #: 00491-002
CONTROL #: 1985-86
EXHIBIT #: 100
SUPERCEDED EXH #: 98
RESOLUTION #:
R-1985-1876; R-1991-249
PROJECT MANAGER: K. Stahley

DATE	BY
REVISIONS	
No.	
Kimley-Horn and Associates, Inc.	
© 2011 KIMLEY-HORN AND ASSOCIATES, INC. 1690 S. CONGRESS AVE. STE. 100 DELRAY BEACH, FL 33445 PHONE (561) 330-2345 FAX (561) 330-2245 WWW.KIMLEY-HORN.COM CA 00000596	
DESIGN ENGINEER:	
MICHAEL D. SPRUCE FLORIDA REGISTRATION NUMBER: 52776	
DATE:	
SCALE AS NOTED	
DESIGNED BY: JPH	
DRAWN BY: TR	
CHECKED BY: JPH	
REVISED SITE PLAN	
QUAIL WOODS P.U.D.	
PETITION # 85-86B FOR	
FLORIDA	
PALM BEACH COUNTY	
DATE: APRIL 2014	
PROJECT NO. 144764000	
SHEET NUMBER SP-2	



SCALE: 1"=30'-0"

NORTH

Quail Woods PUD, Parcel D, Phase II - Revised Site Plan